PT OR 893/97
EX 2-7
EX RIVER RD ESTATES PB 6/65

ASPINWALL JAMES R/ASPINWALL SHIRLEY J ET AL
PO BOX 1717
CALLAHAN, FL 32011

2025

30-2N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	375,840
TOTAL MARKET VALUE	9,325
SOH/AGL Deduction	0
ASSESSED VALUE	9,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,325
TOTAL JUST VALUE	375,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0893/0097	7/29/1999	WD	U	V	09	71,900
GRANTOR: TANNER DONALD GENE &						
GRANTEE: ASPINWALL JAMES R E						
0742/1833	10/31/1995	QC	Q	V	06	100
GRANTOR: RAYONIER INC						
GRANTEE: TANNER DONALD G ET						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	390.00	390.00	8,580							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	190.00	190.00	745							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.92	AC		1.00	1.00	1.00	14,500.00	14,500.00	375,840							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 25.92 Total Land Value: 9,325 Market: 375,840 Agricultural: 9,325 Common: 0 PRINTED 07/30/2025 BY SYS